

Highland Heights Tax Increment Reinvestment Zone #4

Status Report



Background

- **Designated:** December 17, 1998
- **Termination Date:** September 30, 2017
- **Developer Initiated**
- **Location:** Southeast Loop 410 and Southeast WW White Road
- **Developer:** El Arco, Inc.
- **Average Sales Price of Home:** \$89,000.00
- **City Council District:** 3
- **Local School District:** East Central and San Antonio ISDs
- **Bexar County Precinct:** 4
- **State Representative District:** 119
- **State Senator District:** 19
- **Proposed Developments:** 253 single-family units
- **Zone Term:** 18.09 Years
- **Participating Taxing Entities:** City of San Antonio, Bexar County and University Health System
- **Size:** 140.2 Acres
- **Base Value:** \$449,000
- **Current Value of Zone:** \$22,207,430
- **Amount Paid to Developer:**\$0.00
- **Balance Due:** \$0.00

Construction Schedule

Year	Phase	Proposed Development Single-Family	Actual Development Single-Family
1999	1	27	9
2007	2	36	20
2008	3	74	35
2009*	4	*30	0
2010*	5	*30	0
2011*	6	*34	0
2012*			

2013*		*32	0
2014*		*63	0
Total		*253	64

Participation Summary			
Taxing Entities	COSA	Bexar County	University Health System
Participation Rate	100%	100%	50%
Maximum Dollar Contribution	\$2,315,427	\$1,274,341	\$488,124
Contribution to Date	\$152,552.00	\$79,472.00	\$33,775.00

Pending Items: Amendments to the Project & Finance Plans,

*New project schedule: In 2009 the construction schedule was amended by the developer to adjust to the local and national issues concerning the economic status of new homes. From 2009 to 2014 a total of 189 homes will be built bring the total to 253 homes within the development as stated in the Project and Finance plans. Currently 64 homes have been built since 1999.